

UNOFFICIAL COPY

Doc#: 2123912096 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/27/2021 11:11 AM Pg: 1 of 3

Dec ID 20210801640158
ST/CO Stamp 1-828-353-808 ST Tax \$215.00 CO Tax \$107.50

WARRANTY DEED

FIRST AMERICAN TITLE
FILE # 5090823

THE GRANTORS, Roger L. Ozinga, a married person, Norma J. Holleman, a married person, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY and WARRANT to the GRANTEE, Joseph DiFazio, having an address of 216 W. 24th Place, Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*V.

*** being the Heirs at Law of Hilda M. Ozinga, deceased
See Exhibit "A" attached hereto and made a part hereof*

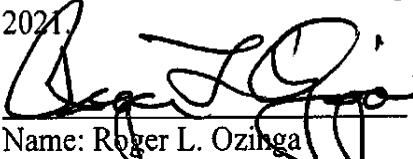
Subject to: Covenants, conditions and restrictions of record; building lines and public and utility easements, if any, including any easements established by or implied from the declaration and by-laws or amendments thereto; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; terms, covenants, and conditions of the declaration and by-laws and all amendments thereto; limitations and conditions imposed by the Illinois Condominium Property Act; and general real estate taxes for the year 2020 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This is not Homestead Property as to the GRANTORS.

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In Witness hereof, said Grantors have caused their names to be signed to these presents on this 20th day of August, 2021.


Name: Roger L. Ozinga


Name: Norma J. Holleman

STATE OF California)
))
COUNTY OF Orange)

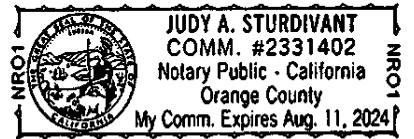
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Roger L. Ozinga, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 6 day of August, 2021.


Notary Public

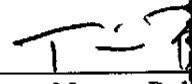
My Commission Expires: August 11, 2024

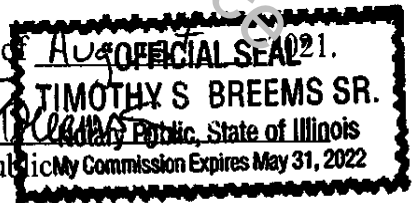


STATE OF Illinois)
))
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Noma J. Holleman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of August, 2021.


Notary Public



My Commission Expires: 5/31/22

Prepared by:
Timothy S. Breems, Sr.
Ruff, Freud, Breems & Nelson Ltd.
200 North LaSalle St., Suite 2020
Chicago, Illinois 60601

Mail Tax Bills to:
JOSEPH V DiFAZIO
7824 FORESTHILL LANE #1 ER
PALOS HEIGHTS, ILL 60463-2707

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 7824-1-ER IN OAK HILLS CONDOMINIUM I AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISIONS, IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BURNSIDE CONSTRUCTION COMPANY, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 23684699; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

P.I.N.: 23-36-303-143-1305

Address: 7824 Foresthill Lane, Unit 1ER, Palos Heights, IL 60463